

**SPECIAL REDEVELOPMENT AGENCY MEETING
MAY 10, 2005**

The meeting called to order as the City Council at 10:10 a.m. by Mayor Murphy with Deputy Mayor Zucchet and Council Member Inzunza not present.

Roll Call Peters, Zucchet, Atkins, Young, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

P. Lamont Ewell, City Manager
Leslie J. Girard, City Attorney
Prescilla Duggard, City Attorney
Joyce Lane, City Clerk

The meeting adjourned as the City Council at 10:52 a.m.

The meeting reconvened as the Housing Authority at 10:52 a.m.

The meeting adjourned as the Housing Authority at 10:58 a.m.

The meeting reconvened as the Redevelopment Agency at 10:58 a.m. with Members Zucchet and Inzunza not present.

1. **Approval of the minutes:**

March 1, 2005
March 15, 2005
March 15, 2005, supplemental

Motion by Member Atkins to approve (with Zucchet and Inzunza not present)
Second by Member Madaffer
Vote: 7-0

SPECIAL REDEVELOPMENT MEETING MINUTES – MAY 10, 2005

Adoption

2. **Washington Street Improvements India Street Segment (District 2).**

(RA 2005-139)

Subitem A. Make the necessary findings that the contribution of \$40,000 from the North Bay Redevelopment Project Area to the Washington Street Improvement Project, Phase 2 (CIP-39-216.0) is of benefit to the North Bay Redevelopment Project Area.

Subitem B. Amend the Fiscal Year 2005 Redevelopment Agency budget to increase appropriations and authorize expenditures in the amount of \$40,000 from the North Bay Series 2000 Bonds in order to contribute \$40,000 to the Washington Street Improvement Project, Phase 2 (CIP 39.216.0).

See Redevelopment Agency Report no. RA-05-09, and City Manager Report no. CMR-05-079, dated May 4, 2005.

Council Companion Item no. 330

Motion by Member Fyre to approve (with Zucchet and Inzunza not present)

Second by Member Atkins

Vote: 7-0

Redevelopment Agency Resolution number R-03911; City Council Resolution number R-300412.

Staff: Alex Greenwood 533-5458

Atty: Sharon Matthews

Auditor Certificate Number: AC 2500928

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Adoption

4. **Balboa Theatre-Proposed Memorandum of Understanding with Balboa Theatre Foundation-Organ Installation (District 2)**

(RA 2005-140)

Subitem A. Approve a Proposed Memorandum of Understanding with the Balboa Theatre Foundation pursuant to the proposed essential terms and conditions.

(RA 2005-141)

Subitem B. State for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report and the Secondary Study with respect to the Proposed Installation of a Wonder Morton Organ as part of the Rehabilitation of the Historical Balboa Theatre.

See Centre City Development Corporation Report no. CCDC-05-19, dated, May 4, 2005.

Motion by Member Maienschein to approve (with Zucchet and Inzunza not present)

Second by Member Atkins

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03912 and D-03912; and R-03913.

Staff: Eli Sanchez 533-7121

Atty: Sharon Matthews

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Adoption

5. **Balboa Theatre-Seismic Retrofit Phase-Request to Bid-Horton Plaza
Redevelopment District (District 2)**

(RA 2005-145)

Subitem A. Authorize the corporation to advertise and receive bids for the Seismic Retrofit Phase for the Rehabilitation of the Historic Balboa Theatre.

Subitem B. Authorize the Executive Director of the Agency, or his designee to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.

Subitem C. Authorize the corporation on behalf of the Agency to administer said contract.

(RA 2005-143)

Subitem D. Make certain findings that the proposed improvements benefit the Horton Plaza Redevelopment Project or the immediate Neighborhood in which the project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the implementation plan adopted for the project area pursuant to Health & Safety Code 33490.

Subitem E. Adopt a resolution stating for the record that the Agency has previously reviewed and considered information contained in the MEIR, as it pertains to the Rehabilitation of the Historic Balboa Theatre.

See Centre City Development Corporation Report nos. CCDC-05-18 and CCDC-05-9, dated May 4, 2005.

Council Companion Item no. 332.

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Adoption

5. **Balboa Theatre-Seismic Retrofit Phase-Request to Bid-Horton Plaza
Redevelopment District (District 2)**

(Continued)

Motion by Member Maienschein to approve (with Zucchet and Inzunza not present)

Second by Member Atkins

Vote: 7-0

**Redevelopment Agency Resolution numbers R-03914 and R-03915; and
City Council Resolution number R-300415.**

Staff: Gary Bosse 533-7163

Atty: Rachel Witt

Auditor Certificate Number: AC 2500946

The meeting adjourned as the Redevelopment Agency 11:01 a.m. Item no. 3,
Redevelopment Agency trailed to 2 p.m.

The meeting reconvened as the City Council at 2:10 p.m. by Mayor Murphy with
Council Members Zucchet and Inzunza not present.

Mayor Murphy recessed the meeting at 2:11 p.m. to reconvened the Budget Review
Committee and Closed Session immediately thereafter. Mayor Murphy reconvened
the meeting at 3:34 p.m. with all Council Member present and immediately then
into Closed Session.

Mayor Murphy reconvened the meeting at 4:11 p.m. with Deputy Mayor Zucchet
not present.

The meeting reconvened as the Redevelopment Agency at 4:14 p.m. by Chair
Murphy with member Zucchet not present.

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Adoption

3. **Park Boulevard at Harbor Drive Pedestrian Bridge Project-Authorization to Apply for Federal Transportation Enhancements Funding from SANDAG-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA 2005-142) Corr. Copy

Approve a resolution authorizing staff to apply for Federal Transportation Enhancements Funding from SANDAG when a call for projects is announced.

See Centre City Development Corporation Report no. CCDC-05-20, dated May 4, 2005.

Bill Yee, project manager, Centre City Development Corporation, presented staff report.

Motion by Member Peters to approve (with Fyre in opposition)

Second by Member Zucchet

Vote: 8-1

Redevelopment Agency Resolution number R-03916.

Staff: William Yee 533-7139

Atty: Rachel Witt

Adjournment

The meeting adjourned as the Redevelopment Agency at 4:35 p.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego
(jis)